

167.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

998,400 / 998,400

USE VALUE:

998,400 / 998,400

ASSESSED:

998,400 / 998,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Owner 1:	BOYLE JOHN W/LAUREN V	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 28 HILLSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	BULLOCK CHRISTOPHER B -
Owner 2:	BULLOCK MARTHA S -
Street 1:	28 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 3147 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										110588
										GIS Ref
										GIS Ref
										Insp Date
										10/06/18

USER DEFINED

Prior Id # 1:	110588
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:56:52
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 167.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,300	9,600	10,500.	514,500	998,400	998,400	Year End Roll	12/18/2019
2019	101	FV	351,100	9800	10,500.	514,500	875,400	875,400	Year End Roll	1/3/2019
2018	101	FV	386,200	9800	10,500.	455,700	851,700	851,700	Year End Roll	12/20/2017
2017	101	FV	386,200	9800	10,500.	382,200	778,200	778,200	Year End Roll	1/3/2017
2016	101	FV	386,200	9800	10,500.	382,200	778,200	778,200	Year End	1/4/2016
2015	101	FV	364,900	10000	10,500.	330,800	705,700	705,700	Year End Roll	12/11/2014
2014	101	FV	364,900	10000	10,500.	319,700	694,600	694,600	Year End Roll	12/16/2013
2013	101	FV	362,500	10000	10,500.	304,300	676,800	676,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULLOCK CHRISTO	46597-359		12/2/2005		675,000	No	No		
KNEEN JUDITH	29413-559		11/23/1998		455,900	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
7/12/2016	952	Manual		14,000		7/12/2016				Build new front st									
6/18/2012	739	Redo Kit		10,000															
11/14/2008	1418	Re-Roof		8,000															
7/6/1992	287	Alterati		6,000						REPAIRS									

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	15 - Old Style		Full Bath:	2	Rating:	Good												
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:	Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:													
Foundation:	3 - BrickorStone		A 3QBth:	Rating:														
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good												
Prime Wall:	2 - Clapboard		A HBth:	Rating:														
Sec Wall:			OthrFix:	Rating:														
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good												
Color:	MAUVE		A Kits:	Rating:														
View / Desir:			Fpl:	1	Rating:	Good												
GENERAL INFORMATION						WSFlue:	Rating:											
Grade:	C+ - Average (+)		CONDOS INFORMATION															
Year Blt:	1900	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:	G14	Fact:	.:	Floor:														
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN			
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster		Functional:				Interior:				1	11	5	M				
Sec Int Wall:			Economic:				Additions:											
Partition:	T - Typical		Special:				Kitchen:											
Prim Floors:	3 - Hardwood		Override:				Baths:											
Sec Floors:			Total:	18.6 %			Plumbing:											
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:									
Subfloor:			Basic \$ / SQ:	130.00			Electrical:											
Bsmnt Gar:			Size Adj.:	1.04392231			Heating:											
Electric:	3 - Typical		Const Adj.:	0.99989998			General:											
Insulation:	2 - Typical		Adj \$ / SQ:	135.696			COMPARABLE SALES											
Int vs Ext:	S		Other Features:	109250			Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel:	1 - Oil		Grade Factor:	1.10														
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000			WtAv\$/SQ:	AvRate:		Ind.Val								
# Heat Sys:	1	% AC:	NBHD Mod:															
% Heated:	100		LUC Factor:	1.00			Juris. Factor:	1.00	Before Depr:	149.27								
Solar HW:	NO	Central Vac:	Adj Total:	582661			Special Features:	0	Val/Su Net:	116.28								
% Com Wall:	% Sprinkled:		Depreciation:	108375			Final Total:	474300	Val/Su SzAd:	177.94								
MOBILE HOME						Depreciated Total:	474286											
SPEC FEATURES/YARD ITEMS												PARCEL ID			167.0-0003-0007.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
11	Pool-Vinyl	D	Y	1	16X32	G	GD	1990	22.61	T	17.4	101			9,600		9,600	
More: N	Total Yard Items:	9,600		Total Special Features:			Total:	9,600										
SKETCH																		
SUB AREA						SUB AREA DETAIL												
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
FFL	First Floor	1,320	135.700	179,119	BMT	100	AFB	50	A									
BMT	Basement	963	55.970	53,904														
SFL	Second Floor	939	135.700	127,419														
WDK	Deck	420	8.380	3,520														
HST	Half Story	407	135.700	55,161														
OPF	Open Porch	30	44.000	1,320														
Net Sketched Area: 4,079				Total:	420,443													
Size Ad	2665.5	Gross Are	4485	FinArea	3147													
IMAGE																		
AssessPro Patriot Properties, Inc																		